

CHURRIANA

12 000 000 €

[redacted] R4106398

[redacted] Churriana

1 151 m²

[redacted]

56 000 m²

[redacted]













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"Finca El Coronel", with an area of ■■64,735 m2, is located included in Sector SUS-CH.4 "El Coronel" of the PGOU DE MALAGA and is pending final approval. The SUS-CH4 El Coronel Sector has an area of ■■260,413 m2, qualified for RESIDENTIAL use, with a global building m2t/m2s of 0.2400, corresponding to a total buildability of 62,499.17 m2t/m2s. and a maximum number of 517 dwellings. "Finca El Coronel", with a surface area of ■■64,735m2, corresponds in the Ownership Structure of the SUS-CH4 Sector "El Coronel" 24.59%, which which represents a building area of ■■15,368 m2t/m2s and 127 Homes You have to make the transfer of 10% of UAS Exploitation, so the net buildable area will be 13,832 m2t/m2s and 114 Homes. Of the net buildability indicated above, 30% must be allocated for VPO housing, so it would be as follows: 9,683 m2t/m2s and 80 free homes 4,148 m2t/m2s and 34 VPO Homes ASSESSMENT 9,683 m2t/m2s x 1,100¬ Free homes 10,651,300.-e 4,149 m2t/m2s x 600¬ VPO homes 2,489,400.-e Valuation of the existing building 1,000,000.-¬ Total 13,140,700.-e This magnificent property is located within one of the most beautiful residential areas of the Costa del Sol, belonging to the limits of the capital of the province. Surrounded by lush gardens and a pine forest, this classic Mediterranean villa blends seamlessly into its natural surroundings with elegance and style. Creating a luxurious and functional environment, it is a real treat for all the senses and impresses with timeless appeal, attention to detail and high quality. An impressive landscape and a relaxing atmosphere ensure the most comfortable life in the 2-storey property with 1151 meters built in 2 houses (a main one and a service house) 2 swimming pools, its own spring well, 56,000 m. plot area with private access road from the avenue, fantastic views of the sea and 360 degrees, has a disused private transformer, 6 double rooms and 2 single rooms, 4 bathrooms. 3 lounges with 2 very large antique fireplaces , mosaic floors and antique flooring make this exclusive property truly comfortable and simply fabulous after a partial transformation . According to the urban plan approved by the municipal plenary session in March last year, the construction of 2,847 homes is planned, aligned with new roads that will cross the land framed by the towns of Monsálvez, El Olivar and Cortijo de Maza, and grouped around a golf course that will have an area of ■■450,000 square meters, divided into six sectors, and will offer a minimum of 18 holes. This will add tremendous value to the property whilst not obstructing any of the magnificent views from the plot. Proof of the relevance of this project is that its urbanization works alone are valued at 60 million euros, including the external expenses that its promoters will have to assume, the construction of the roads and the completion of the golf course. Therefore, it would be an excellent investment as a support business for the golf course or similar due to its considerable extension of the farm (equestrian center, stables, hotel chain due to its proximity to the airport, etc. ...) Likewise, 330,353 square meters are reserved for green areas.

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